



CITY OF DURHAM | NORTH CAROLINA

Date: June 6, 2016

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Marvin G. Williams, Director of Public Works
Subject: NCIMED Building Sidewalk Repairs and Basement Utilities Relocation Contract Award, ST-259

Executive Summary

On April 20, 2016 bids were opened for Contract ST-259. This contract is for the installation of a new sidewalk at the North Carolina Institute of Minority and Economic Development (NCIMED) building to complete the 2005 downtown streetscape project. The work includes streetscape improvements to the sidewalk, infrastructure improvements to allow filling of the basement beneath the sidewalk in the Public Right of Way, and the relocation of water and electrical systems within the basement to facilitate the work. The lowest responsive bid was submitted by C. T. Wilson Construction Co., Inc. of Durham, North Carolina for \$422,106.35.

Recommendation

1. Authorize the City Manager to execute a contract for ST-259 with C. T. Wilson Construction Co., Inc. of Durham, North Carolina, in the amount of \$422,106.35;
2. Establish a contingency fund in the amount of \$63,315.95; and
3. Authorize the City Manager or his designee to execute change orders provided that the total contract cost does not exceed \$485,422.30; and ratify the existing agreement negotiated between the City of Durham and the North Carolina Institute of Minority and Economic Development granting the City permission to carry out the project on private property owned by the Institute.

Background

This project involves the streetscape at 114 Parish Street in front of the NCIMED building and resulting improvement to the sidewalk above a portion of the NCIMED building basement. The main tenant of the NCIMED building is Mechanics and Farmers Bank. This project will complete the final remaining section of sidewalk from the 2005 Downtown Improvements project. Preliminary to the sidewalk completion, a small portion of the existing basement located below the sidewalk in the Public Right of Way will be sealed, filled, and its contents (owner's water and electrical) moved interior to the building. This will eliminate a hazardous condition within the Public Right of Way and complete the streetscape in front of the NCIMED building.

This project was bid to a group of four select companies approved by NCIMED to work in historical buildings. Of the four companies, only C. T. Wilson Construction Co. submitted a bid. The SDBE goals were not met and it was determined that a Good Faith Effort had not

been made. Upon appeal, it was determined that it was in the best interest of the City to approve their bid.

Issues/Analysis

The following is a summary of bids received:

C. T. Wilson Construction Company, Inc. \$422,106.35 Lowest Responsive Bid

The Public Works Department recommends awarding Contract ST-259 to C. T. Wilson Construction Company, Inc. of Durham, NC in the amount of \$422,106.35.

Alternatives

The Council can choose to not proceed with this project and redirect the funding to another project. The Council can award the project since the bid received is competitive and below the Engineer's estimate.

Financial Impact

Funding for contract ST-259 is available from the CIP Downtown Revitalization and the Water Extensions & Improvement Funds as listed in the following accounts:

Construction

CIP Downtown Revitalization, NCIMED Streetscape:	3202H000-CH095	\$300,000.00
CIP Water Extensions & Improvements:	4100P002-P0A43	\$27,820.38
CIP Transportation/Sidewalk:	3610L010-LF103	\$94,285.97

Contingency

CIP Water Extensions & Improvements:	4100P002-P0A00	\$28,599.05
CIP Transportation Projects:	3612L010-LL00B	<u>\$34,716.90</u>
TOTAL=		\$485,422.30

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the bid submitted by C.T. Wilson Construction Co., Inc. of Durham, North Carolina to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are MSDBE 7% and WSDBE 2%. It was determined that C.T. Wilson Construction Co., Inc. was not in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

SDBE REQUIREMENTS

The MSDBE goal and the WSDBE goal were not met and C.T. Wilson Construction Co., Inc. failed to demonstrate a Good Faith Effort in trying to meet the goals. Following an appeal hearing, it was determined that they had not demonstrated good faith effort but it was in the best interest of the City of Durham to approve their bid.

WORKFORCE STATISTICS

The workforce statistics for C.T. Wilson Construction Co., Inc. are as follows:

Total Workforce	72	
Total Females	7	10%
Total Males	65	89%
Black Males	10	14%
White Males	42	58%
Other Males	13	18%

Black Females	2	3%
White Females	5	7%
Other Females	0	0%